

Recorded: 1/8/2026 at 8:13:06.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2026 PG: 40

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**Preparer Information:** Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644, Phone: (319) 334-3704  
**Taxpayer Information:** Gerald F. Doyle Revocable Trust U/A dated December 18, 2025, 2266 Jefferson Rd., Manchester, IA 52057  
**Return Document To:** Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644

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### WARRANTY DEED

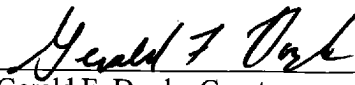
For the consideration of One Dollar(s) and other valuable consideration, Gerald F. Doyle and Jo Ellen Doyle, husband and wife, do hereby Convey an undivided one-half interest to the Gerald F. Doyle Revocable Trust U/A dated December 18, 2025 and an undivided one-half interest to the Jo Ellen Doyle Revocable Trust U/A dated December 18, 2025, the following described real estate in Delaware County, Iowa:

**\*See Addendum A**

**\*This deed is exempt according to Iowa Code 428A.2(21).**

The Grantor does hereby covenant with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated. The undersigned, Grantors of the revocable trusts named above, hereby confirm that the undersigned constitutes the sole lifetime beneficiaries of said trusts and that they retain the full control and possession of the real property described herein. Said property includes or is the personal residence of the undersigned prior to and after it was conveyed to said trusts. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

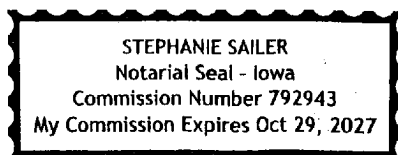
Dated: December 18, 2025


  
Gerald F. Doyle, Grantor

  
Jo Ellen Doyle, Grantor

STATE OF IOWA, COUNTY OF BUCHANAN:

This instrument was acknowledged before me on December 18, 2025, by Gerald F. Doyle and Jo Ellen Doyle, husband and wife.



  
Notary Public

**Addendum A**  
**Legal Description**

**The West 27 acres of the North Half of the Southeast Quarter, and the West 27 acres of the South one-half of the Northeast Fractional Quarter, and the West 5/8 of the Northwest fractional Quarter of the Northeast Quarter,**

**Except the North 16 rods of the West 30 rods thereof, and further excepting that part described as commencing at the Northwest corner of said Northeast fractional Quarter, and running thence East along the North Line thereof 482.0 feet, thence North 89°40'30" East 43.0 feet along said North line to the point of beginning, thence South 2°32'30" East 363.0 feet, thence North 89°40' 30" East 300.00 feet to the East line of the West 5/8 of the Northwest fractional Quarter of the Northeast Quarter, thence North along said East line to the Northeast corner of said West 5/8 of the Northwest fractional Quarter of the Northeast Quarter, thence West to the point of beginning, all in Section 3, Township 88 North, Range 5, West of the 5th P.M, and**

**The South one-half (being the South Eighty acres) of the Northwest fractional quarter of Section 3, and All that part of West Half of Southwest Quarter of Section 3, lying North and East of center of the road, all in Township 88 North, Range 5 West of the 5th P.M., and**

**Except that part of the West ½ of the Southwest Quarter (SW1/4) of Section3, Township 88 North, Range 5 West of the PM described as commencing at the Northeast corner of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW1/4) of said Section 3, and running thence South along the East line of said Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼)558.7 feet to the centerline of the County Road, thence North 39° 48' West along said centerline 488.79 feet, then North 50° 12" East 343.20 feet, thence East 49.33 feet to the East line of said West ½ of the Southwest Quarter (SW ¼), thence South along said East line 36.50 feet to the point of beginning. Also Except Doyle's Subdivision part of the West ½ of the Southwest ¼ of Section 3, Township 88 North, Range 3 West of the 5<sup>th</sup> PM, Delaware County, Iowa, according to Plat recorded in Book 2 Page 199, subject to highways and easements, if any, of record. Further Except Doyle's Second Subdivision part of the West ½ of the Southwest ¼ of Section 3, Township 88 North, Range 3 West of the 5<sup>th</sup> PM, Delaware County, Iowa, according to Plat recorded in Book 6 Page 29, and**

**Lot Five (5) and Lot Six (6) of the Plat of Doyle's Subdivision of part of the West one-half of the Southwest Quarter (SW 1/4) of Section Three (3), Township Eighty-Eight (88) North, Range Five (5), West of the Fifth P.M., in Delaware County, Iowa, and**

**Lot 1 and Lot 2, except the East 40 feet thereof, of Doyle's Second Subdivision part of the West ½ of the Southwest ¼ of Section 3, Township 88 North, Range 3 West of the 5<sup>th</sup> PM, Delaware County, Iowa, according to Plat recorded in Book 6 Page 29.**